043.0	0005	0018.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 204,600 / 204,600
					USE VALUE: 204,600 / 204,600
					ASSESSED: 204,600 / 204,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77	-79	WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOUSING CORP OF ARLINGTON
Owner 2:	
Owner 3:	
Street 1:	252 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GUANCI JOSEPH J/LIFE ESTATE -
Owner 2:	-
Street 1:	79 WEBSTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,770 Sq. Ft. of land mainly classified as Housing Corp with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2475 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
114	4770.000	92,000		112,600	204,600
Total Card	0.110	92,000		112,600	204,600
Total Parcel	0.110	92,000		112,600	204,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 82.67 | /Parcel: 82.67

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 30442

GIS Ref

GIS Ref

Insp Date 11/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 043.0-0005-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	114	FV	101,700	0	4,770.	225,200	326,900	326,900	Year End Roll	12/18/2019
2019	114	FV	76,100	0	4,770.	478,600	554,700	554,700	Year End Roll	1/3/2019
2018	104	FV	76,100	0	4,770.	349,100	425,200	425,200	Year End Roll	12/20/2017
2017	104	FV	71,300	0	4,770.	304,100	375,400	375,400	Year End Roll	1/3/2017
2016	104	FV	71,300	0	4,770.	259,000	330,300	330,300	Year End	1/4/2016
2015	104	FV	63,400	0	4,770.	253,400	316,800	316,800	Year End Roll	12/11/2014
2014	104	FV	63,400	0	4,770.	208,300	271,700	271,700	Year End Roll	12/16/2013
2013	104	FV	66,000	0	4,770.	198,200	264,200	264,200		12/13/2012

!3676!

PRINT

Date	Time
12/10/20	18:51:53

LAST REV

Date	Time
03/19/20	11:50:07
mmcmakin	
3676	

USER DEFINED

Prior Id # 1:	30442
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUANCI JOSEPH J	37503-216		12/30/2002	Involved Gov	564,900	No	No		
GUANCI JOSEPH/E	28631-178		5/28/1998	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/2/2016	1352	Re-Roof	8,500	C				
10/31/1997	716	Manual	20,000					SIDING/V-REBUILD P
10/20/1997	633	Manual	300					REM/PORCH ADD WIND

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
4/28/2009	Measured	372	PATRIOT
3/6/2000	Inspected	264	PATRIOT
2/9/2000	Mailer Sent		
2/9/2000	Measured	197	PATRIOT
8/19/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
114	Housing Corp		4770		Sq. Ft.	Site		0	80.	0.30	1				-75					112,620						112,600	

Total AC/HA: 0.10950 | Total SF/SM: 4770 | Parcel LUC: 114 | Housing Corp | Prime NB Desc: ARLINGTON | Total: 112,620 | Spl Credit | Total: 112,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	X - Restricted	80.	%
Special:			%
Override:			%
	Total:	85.28	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12727273
Const Adj.:	0.98000199
Adj $ / SQ:	187.804
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	624667
Depreciation:	532716
Depreciated Total:	91951

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

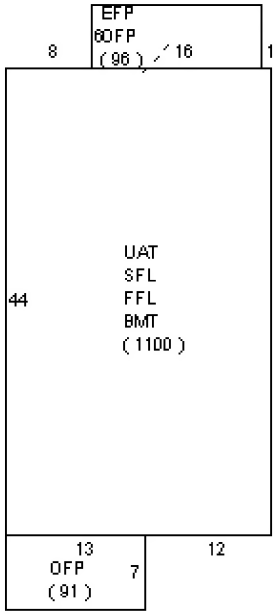
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	56.340	61,975
FFL	First Floor	1,100	187.800	206,584
SFL	Second Floor	1,100	187.800	206,584
UAT	Upper Attic	275	131.460	36,152
OFP	Open Porch	187	24.820	4,641
EFP	Enclos Porch	96	54.470	5,229

Net Sketched Area:	3,858	Total:	521,165
Size Ad	2200	Gross Are	4683	FinArea	2475
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	187.80
Special Features:	0	Val/Su Net:	23.85
Final Total:	92000	Val/Su SzAd	41.82

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

043.0-0005-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	